Davidson County DEEDWARR
Recvd: 01/03/07 09:19 2 pgs
Fees:13.00 Taxes:395.90

20070103-0000878

WARRANTY DEED

DARRIS BILLINGSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 107,000.00

Maxine Weaver
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December 2006

Darris Billingsley
Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lori A. Hiett (NAME)	Mortgage Investors Group (NAME)	MAP 96.10
602 Cottonwood Drive (ADDRESS)	8320 E. Walker Springs Lane (ADDRESS)	PARCEL 13.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, The Huff Family Trust dated August 10, 2004

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori A. Hiett, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, BEING Lot No. 80 on the Plan of cloverhill, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee.
SAID Lot No. 80 fronts 75 feet on the north side of Cottonwood Drive and extends back 165.6 feet on the east line and 164.8 on the west line, to a dead line in the rear on which it mearsures 57.45 feet.

BEING the same property conveyed to Eulas V. Huff and wife, Velta M. Huff by Warranty Deed from Barbara Ann McRae, dated Nov. 12, 1970, of record in Book 4461, page 578, Register's Office for Davidson County, Tennessee. By Warranty Deed dated August 10, 2004, Eulas V. Huff and wife, Velta M. Huff, conveyed all of their right title and interest to The Huff Family Trust, dated August 10, 2004, Eulas V. Huff and Velta M. Huff, Trustors and/or Trustees, of record at Instrument No. 20040902-0106334, Register's Office for Davidson County, Tennessee. (The said Velta Mae Huff, a/k/a Velta M. Huff, having since died, Feb. 11, 2005, pre-deceasing Eulas Virgil Huff, Jr., a/k/a Eulas Virgil Huff, Jr., whom has since died, September 24, 2006). The Successor Trustee under the trust is designated as Carla Jean Neely.

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 602 Cottonwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 29th day of December, 2006

The Huff Family Trust
By: Carla Jean Neely
Carla Jean Neely, Successor Trustee

FILE BOX 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carla Jean Neely, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Successor Trustee of The Huff Family Trust, and in her capacity as such Successor Trustee, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29th day of December, 2006.

Notary Public

My Commission Expires: 9/22/10

DANIEL SCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON